

SECTION 11: USE DIMENSIONAL AND INTENSITY REGULATIONS

11.1 Except for as provided in Sections 4 (NON-CONFORMING USES AND STRUCTURES) of this by-law, no building or structure shall be constructed, and no building, structure or land, or part thereof shall be used for any purpose or in any manner other than for one or more of the uses hereinafter designated as permitted, in the district in which such, building structure or land is located, or designated as permissible by such special permit in said district and so authorized.

In the following table, the letters "Y", "Y*", "N", "SP" and SP* shall indicate the following:

- Y** a use permitted by a zoning permit from the Building Commissioner upon compliance with all the applicable provisions of this by-law
- Y*** a use permitted by a zoning permit from the Building Commissioner after completing Site Plan Review by the Planning Board
- N** a prohibited use
- SP** a use permitted only by special permit from the Board of Appeals after a public hearing
- SP*** a use permitted only by special permit through, a Site Plan Review by the Planning Board, the special permit granting authority, after a public hearing

Key for districts on the Use Regulation Schedule:

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|---|----------------------------------|
| RA Residential A | C Commercial |
| RA-1 Residential A-1 | GB General Business |
| RA-2 Residential A-2 | I Industrial |
| RB Residential B | LI Light Industry |
| RP-1 Residential Performance-1 | REC Recreational |
| RC Residential C | T Town Land |
| HMF Historic Multiple Family | CEM Cemetery |
| GB-AGeneral Business | |

Use key: Y → Permitted, Y* → Use permitted after Site Plan Review by Planning Board, N → Prohibited,
SP → Special Permit, SP* → Special Permit Only (Planning Board is special permit granting Authority)

11.2 Residential

USE	District													
	RA	RA-1	RA-2	RB	RC	HMF	RP-1	GB	GB-A	C	I	LI	REC T	CEM
Single-family dwelling	Y	Y	Y	Y	N	SP	Y	N	Y	N	N	N	N	N
Two-family dwelling	SP	SP	SP	N	N	SP	N	N	Y	N	N	N	N	N
Townhouse dwelling	N	N	N	N	Y	SP	N	N	N	N	N	N	N	N
Multi-Family Dwelling	N	N	N	N	N	SP	N	N	N	N	N	N	N	N
Outside parking of commercial vehicles	N	N	N	N	N	SP	N	Y	Y	Y	Y	Y	N	N
Outside parking of emergency vehicles	SP	N	N	SP	N	SP	SP	Y	Y	Y	Y	Y	N	Y
Private garage for storage of more than 3 vehicles or 1 truck	SP	N	N	SP	N	N	SP	Y	Y	Y	Y	Y	N	Y
Bed and Breakfast Inn	SP	SP	SP	SP	N	N	SP	N	SP	SP	N	N	N	N
Performance Residential Development (See Section 16)	N	N	N	N	N	N	SP*	N	N	N	N	N	N	N

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11.3 Commercial

USE	District													
	RA	RA-1	RA-2	RB	RC	HMF	RP-1	GB	GB-A	C	I	LI	REC T	CEM
Indoor eating places; drugstores; self-service laundromats, retail stores selling food or alcohol not intended for consumption on the premises, smoking supplies, periodicals, books, stationary, toys, hardware, electrical appliances, furniture, floor covering, household appliances, sports equipment, art and craft supplies, shoes and clothing; service businesses including banks, barber, hairdressing and beautician shops, shoe or clothing repair shops, laundry and dry cleaning establishments and electrical appliance repair shops, business and professional offices	N	N	N	N	N	SP	N	SP	Y	Y	SP	N	N	N
Any combination of the above category for which the total floor space exceeds 3,750 sq. ft., for GB-A, 5,000 sq.ft	N	N	N	N	N	SP	N	SP	SP	SP	SP	N	N	N
Business, professional and general offices	N	N	N	N	N	N	N	SP	Y	Y	Y	N	N	N
Hotel, motel, or outdoor eating places	N	N	N	N	N	N	N	SP	SP	SP	N	N	N	N

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11.3 Commercial (Cont'd)

USE	District														
	RA	RA-1	RA-2	RB	RC	HMF	RP-1	GB	GB-A	C	I	LI	REC	T	CEM
Automotive service station	N	N	N	N	N	N	N	SP	Y	Y	SP	SP	N	N	N
Automotive repair shop, new or used car or marine craft sales establishment, commercial car wash facilities	N	N	N	N	N	N	N	SP	SP	SP	Y	SP	N	N	N
Establishment for sale of farm and other heavy and vehicles	N	N	N	N	N	N	N	SP	SP	SP	Y	Y	N	N	N
Light manufacturing including metal stamping, assembling, precision machine shops; and laboratories engaged in research, experimental and testing activities	N	N	N	N	N	N	N	SP	Y	Y	Y	Y	N	N	N
Mortuaries, Funeral	N	N	N	N	N	N	N	SP	Y	Y	N	N	N	N	N
Establishment for the sale and storage of building equipment, or supplies, not considered to be hardware, warehouses	N	N	N	N	N	N	N	SP	Y	Y	Y	N	N	N	N
All forms of commercial use not specifically mentioned above	N	N	N	N	N	N	N	SP	SP	SP	SP	N	N	N	N

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11.4 Industrial

USE	District *													
	RA	RA-1	RA-2	RB	RC	HMF	RP-1	GB	GB-A	C	I	LI	REC T	CEM
Textile and paper mills; iron, steel and metal foundries; concrete manufacturing and washed sand and gravel plants; sale and storage of concrete products, sand, gravel and loam, borrow and clay fill	N	N	N	N	N	N	N	N	N	N	Y	N	N	N
Bio-technology research and manufacturing	N	N	N	N	N	N	N	N	N	N	SP	SP	N	N
Warehouses	N	N	N	N	N	N	N	SP	Y	Y	Y	Y	N	N
All forms of manufacturing, storage and assembly not specifically mentioned above	N	N	N	N	N	N	N	N	N	N	SP	N	N	N

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11.5 Institutional and Public

USE	District													
	RA	RA-1	RA-2	RB	RC	HMF	RP-1	GB	GB-A	C	I	LI	REC T	CEM
Textile and paper mills; iron, steel and metal foundries; concrete manufacturing and washed sand and gravel plants; sale and storage of concrete products, sand, gravel and loam, borrow and clay fill	N	N	N	N	N	N	N	N	N	N	Y	N	N	N
Bio-technology research and manufacturing	N	N	N	N	N	N	N	N	N	N	SP	SP	N	N
Warehouses	N	N	N	N	N	N	N	SP	Y	Y	Y	Y	N	N
All forms of manufacturing, storage and assembly not specifically mentioned above	N	N	N	N	N	N	N	N	N	N	SP	N	N	N

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11.6 Agricultural, Livestock and Fowl

USE	District													
	RA	RA-1	RA-2	RB	RC	HMF	RP-1	GB	GB-A	C	I	LI	REC T	CEM
Commercial farm, orchard, nursery or truck garden and building and structures associated therewith	N	N	N	SP	N	N	SP	SP	SP	SP	N	N	N	N
Raising, boarding or breeding of livestock and fowl for family use and buildings and structures associated therewith	SP	SP	SP	SP	N	N	SP	N	N	N	N	N	N	N
Commercial raising, boarding, breeding or keeping of livestock and fowl and buildings and structures associated therewith	N	N	N	N	N	N	N	SP	SP	SP	N	N	N	N

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11.7 Recreational

USE	District													
	RA	RA-1	RA-2	RB	RC	HMF	RP-1	GB	GB-A	C	I	LI	REC T	CEM
Municipal or non-profit parks, grounds and facilities for recreation	Y	Y	Y	Y	N	SP	Y	Y	Y	Y	Y	Y	Y	N
Indoor places of commercial amusement	N	N	N	N	N	N	N	SP	SP	SP	SP	N	N	N
Outdoor places of commercial amusement	N	N	N	N	N	N	N	SP	SP	SP	SP	N	SP	N
Golf courses	N	N	N	N	N	N	N	N	N	N	N	N	Y	N
Historical sites	Y	Y	Y	Y	N	SP	Y	Y	Y	Y	Y	Y	Y	Y
Cemetery and operations associated therewith	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y